

Motion 2014-6, Changes to Downtown Design Guidelines

Revise provisions in the Downtown Design Guidelines to allow higher residential density for conditional only residential districts (R-VS, SRN, CMF)

Background/Issue

In 2013, Matthews adopted the new Downtown Master Plan that updated and replaced the prior plan from 1997. The original plan also contained a set of design guidelines for downtown that serve as the basis for the Downtown Overlay District. The original Downtown Design Guidelines is still an adopted document that is still in use. It has come to our attention that we cannot accomplish the densities called for in the R-VS, SRN and CMF Districts due to conflicts with these guidelines.

Currently, the document calls for development in each of the three precincts to have maximum building sizes of 15,000 square feet for multifamily buildings and density not to exceed 18 dwelling units per acre.

Proposal/Solution

Staff proposes to add language that would exempt the conditional only residential districts, R-VS, SRN, and CMF, from these regulations. The entire document is anticipated to be updated within the year.

Financial Impact

None

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 To implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other

Economic Development/Land Use Planning #25 To implement the UDO and establish up-front development standards.

Recommended Motion/Action:

Schedule a public hearing for June 9, 2014 to begin the text amendment procedure.